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Government of the
District of Columbia
Office of Tax
and Revenue
Recorder of Deeds
1101 4th Street, SW
Washington, DC 20024
Phone (202)727-5374

Affidavit of Non-
Residential
Mortgage
Foreclosure
recorded on Jan.
31, 2024 as
Instrument No.
2024009628

**NOTICE OF FORECLOSURE SALE OF REAL PROPERTY
OR CONDOMINIUM UNIT**

(Pursuant to Public Law 90-566, approved October 12, 1968)

Square 0417 Suffix Lot 0806

List Name and address of each owner of the real property encumbered by said deed of trust, mortgage, or security instrument.)

TO: Aligned Development LLC
See Exhibit A

FROM: Pacific RBLF Funding Trust PHONE: (703) 727-5464

YOU ARE HEREBY NOTIFIED THAT IN ORDER TO SATISFY THE DEBT
SECURED BY THE DEED OF TRUST, MORTGAGE, OR OTHER
SECURITY INSTRUMENT, THE REAL PROPERTY OR CONDOMINIUM
UNIT HEREIN DESCRIBED WILL BE SOLD AT A FORECLOSURE SALE
TO BE HELD ON March 7, 2024, AT
THE OFFICE OF Harvey West Auctioneers, Inc.

5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015

2:05 P.M. THIS SALE DATE IS SUBJECT TO POSTPONEMENT
FOR A PERIOD NOT TO EXCEED THIRTY (30) CALENDAR DAYS FROM
THE ORIGINAL DATE OF FORECLOSURE SALE, AFTER WHICH THIS
NOTICE OF FORECLOSURE SHALL EXPIRE.

Security Instrument recorded in the land records of the District of Columbia at the
Recorder of Deed on July 5, 2022.

Liber: Folio: Instrument No: 2022071434

Maker(s) of the Note secured by the instrument: Aligned Development LLC
See Exhibit A See Exhibit A
Phone Last Known Address

Description
of Property: residential single family (row)
(two-story brick, dwelling, apartment building, vacant lot condominium unit, etc.)

Address: 1815 8th Street, NW, Washington, DC 20001Square: 0417 Lot: 0806 or Parcel No:

Holder of the Note (Name): Pacific RBLF Funding Trust
Phone: (703) 727-5464 Address: 8401 Greensboro Drive, Suite 960, McLean, VA 22102

Balance owed on the Note: \$ 880,107.69

Minimum balance required to cure default obligation pursuant to D.C. Law 5-82
Right to Cure a Residential Mortgage Foreclosure Default Act of 1984.

\$ N/A commercial loan

Name of person to contact to stop foreclosure sale: Russell S. Drazin, attorney
Address: 4400 Jenifer Street, N.W., Suite 2, Washington DC 20015 Phone: (202) 223-7900

** as of February 1, 2024



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Square 0417 Suffix Lot 0806

I hereby certify that a Notice of Foreclosure Sale was sent to the present owner(s) of the real property encumbered by the said deed of trust, mortgage, or other security instrument described above, by certified mail, return receipt required on February 1, 2024; and I further certify that I understand that Public Law 90-566 prohibits any foreclosure sale under a power of sale provision contained in any deed of trust, mortgage, or other security instrument until after the owner(s) of the real property encumbered by the said deed of trust, mortgage, or security instrument has been given written notice of such sale, and the Recorder of Deeds, D.C. has received a copy of such notice at least 30 days in advance of such sale.

02/01/2024

Date

RD

(Signature of Noteholder or his agent)

I, Deborah A. Stewart, a Notary Public in and for the District of Columbia,

DO HEREBY CERTIFY THAT Russell S. Drazin

who is personally well known to me as a party(ies) to this Notice of Foreclosure Sale bearing on the 1st day of February, 2024, personally appeared before me and executed the said Notice of Foreclosure Sale and acknowledged the same to be his act and deed.

Given under my hand and seal this 1st day of February, 2024.

Deborah A. Stewart
Notary Public

My Commission Expires: 09/30/2025
mmddyyyy

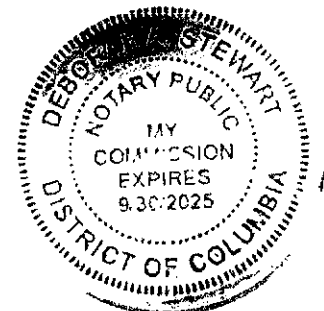


EXHIBIT A

Borrower/Grantor/Record Owner:

Aligned Development LLC,
a Wyoming limited liability company

1815 8th Street, NW, Washington, DC 20001

4108 Chariot Way, Upper Marlboro, MD 20772

c/o Karima Simmons, Registered Agent, 915 Missouri Avenue, NW, Washington, DC
20011

c/o Wyoming Registered Agent, Registered Agent, 1621 Central Avenue, Cheyenne, WY
82001

c/o BCB Enterprises Inc., 1621 Central Avenue, Cheyenne, WY 82001

(240) 821-2996

Doc #: 2024009986
Filed & Recorded
02/01/2024 11:00 AM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
TOTAL: \$31.50